

JOHNSONS & PARTNERS

Estate and Letting Agency



3 HIGHCLERE DRIVE, CARLTON

NOTTINGHAM, NG4 3DJ

£140,000



3 HIGHCLERE DRIVE

CARLTON, NOTTINGHAM, NG4 3DJ

£140,000



For Sale with NO CHAIN | Two Bedrooms | Ground Floor Maisonette | Spacious Living Room | Garage | No Maintenance Charges | Popular Location | Close to Local Amenities and Transport Links |

Nestled in the charming neighbourhood of Carlton, Nottingham, this delightful two-bedroom ground floor apartment on Highclere Drive, offers a perfect blend of comfort and convenience. This splendid property is tailor-made for first-time buyers eager to step onto the property ladder, downsizers seeking a cosy and manageable living space, or astute investors on the lookout for an enticing opportunity.

Upon entering this inviting residence, you'll find yourself in a spacious lounge/dining room, which promises to be the heart of the home where memorable moments are sure to be made. The adjoining fitted kitchen comes equipped with all the essentials, ready for you to whip up your culinary delights. Two generously proportioned double bedrooms provide peaceful retreats with ample space for rest and rejuvenation. The three-piece bathroom serves as a practical space to freshen up. Additional benefits include ample built in storage throughout the internal hallway and the entrance hallway.

Outside, the apartment is complemented by an attractive front garden, adding a touch of greenery and charm to the property's exterior. There is also a garage to the property.

Situated in a popular location, this apartment has the added advantage of no upward chain, streamlining the purchase process for a stress-free move. With such attributes, this apartment must be viewed to truly appreciate what's on offer. Embrace the chance to call Highclere Drive your new home.

Entrance Hallway
8'10" x 2'7" (2.70 x 0.8)

Living & Dining Room
10'2" x 15'2" (3.10 x 4.63)

Kitchen
8'3" x 11'3" (2.53 x 3.45)

Inner Hallway

Bedroom One
10'2" x 12'8" (3.10 x 3.88)

Bedroom Two
8'3" x 11'2" (2.53 x 3.42)

Bathroom
5'5" x 6'5" (1.66 x 1.96)

Allocated Parking and Garage

Leasehold Information

Tenure - Leasehold

Lease Start Date - 14 Jun 1979

Lease End Date - 15 Jun 2078

Lease Term - 99 years from 15.6.1979

Lease Term Remaining - 52 years

Annual Ground Rent - £10

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



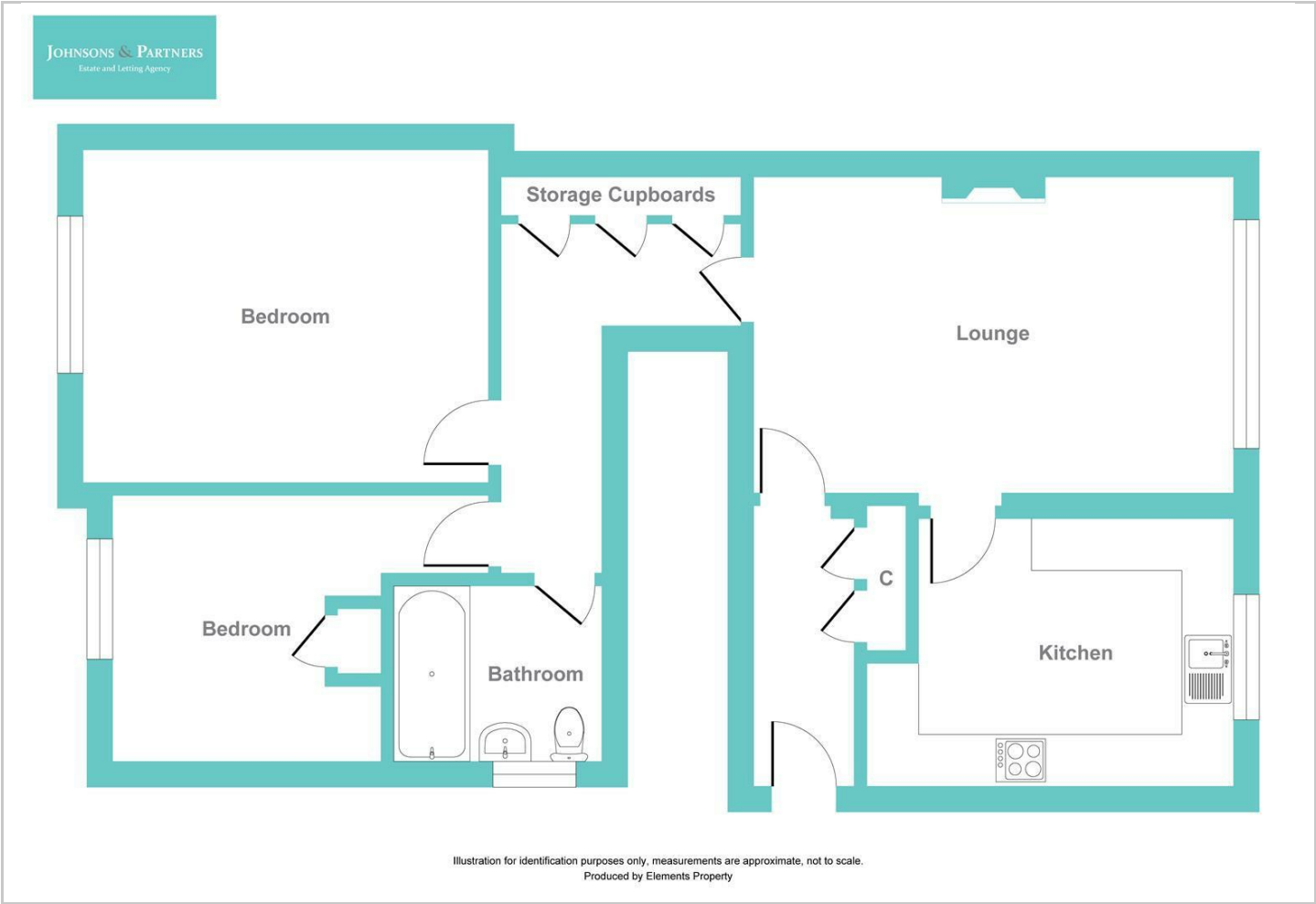
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.